

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MAY 4, 2005**

UNAPPROVED  
JUNE 17, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

JUNE 11, 2003

JUNE 19, 2003

JUNE 12, 2003

JUNE 25, 2003

JUNE 18, 2003

JUNE 26, 2003

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioner Hall absent from the meeting.

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Commissioner Wilson noted that after the public hearing tonight, she would distribute proposed changes to the Public Facilities Amendment on parking spaces, cash deposits, and drainage divides that was scheduled for decision only tomorrow evening.

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Commissioner de la Fe announced that the Transportation Committee meeting scheduled on May 26, 2005 would be postponed to June 2, 2005, at 7:30 p.m. in the Board Conference Room. He added that the Committee would receive an update on the Transportation element of the Comprehensive Plan.

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Commissioner Harsel announced that the joint Planning Commission/School Facilities Committee would meet at 7:30 p.m. on May 18, 2005, in the Board Conference Room. She said the School Board would brief Commissioners on the recently adopted policy concerning cellular towers on school property.

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Commissioner Lusk reported that the Redevelopment and Housing Committee had met earlier in the evening and the Chairman of the Redevelopment and Housing Authority (RHA) and members of his staff had delivered a presentation on the Affordable Housing Preservation Task Force recommendations. He added that RHA staff also discussed specific recommendations that would have an impact on the Planning Commission and how Commissioners might be able to provide assistance. He indicated that Comprehensive Plan language and Zoning Ordinance amendments would need to be reviewed and said that a follow-up meeting would be held to continue discussions soon.

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In the absence of Commissioner Hall, Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ 2004-MA-038, MOON SIK PARK, BE DEFERRED TO A DATE CERTAIN OF JULY 13, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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FSA-71-3 (Braddock) - AT&T WIRELESS, 7171 Wimsatt Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-71-3 IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVALS GRANTED BY THE PLANNING COMMISSION UNDER FS-71 ON JULY 11, 1996; FSA-71-1 ON OCTOBER 12, 2000; AND FSA-71-2 ON MAY 2, 2002, AND FURTHER RECOMMEND THAT THIS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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FSA-B97-18-1 - CINGULAR, 7920 Woodruff Court

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-B97-18-1 AND FIND THAT IT IS CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-B97-18 ON MARCH 26, 1997.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy noted that there was only one item on the agenda:

1. S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT

This agenda was accepted without objection.

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S04-IV-S1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 1.2 ac. generally located on the north side of Old Keene Mill Rd. between Amherst Avenue and Backlick Road in the Lee Magisterial District, Tax Map Number 80-4 ((1)) 10. The area is within the Springfield Community Business Center, Land Unit A, which is planned for urban, pedestrian-oriented development comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses at an overall intensity of 1.1 FAR. The Plan also recommends consolidation of at least 2 acres if development intensity above .35 FAR is proposed. The Plan Amendment will consider allowing hotel use up to 2.0 FAR on the subject property. LEE DISTRICT. PUBLIC HEARING.

Lindsay Mason, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the Out-of-Turn Plan Amendment.

Chairman Murphy called the first speaker.

David Lasso, Esquire, with Venable, Baetjer and Howard, LLP, representing the Marriott Corporation, stated that a design similar to the TownPlace Suites Hotel on Commerce Street, which had streetscaping reminiscent of a “Main Street” approach, would be applied to a hotel proposed on the subject property. He said the site was a very important gateway to this Commercial Revitalization District. He noted that Veterans Bridge, which brought Amherst Avenue across Old Keene Mill Road, formed a wall along the western boundary of the subject property, thus making it difficult to develop. Mr. Lasso explained that parking structures would need to be located above and below ground and several utility poles would need to be placed underground and beside the façade of the six-story hotel. He indicated that the Central Springfield Area Revitalization Council (CSPARC) had worked with Marriott to develop a concept plan that included a full streetscape effect along Old Keene Mill Road and Backlick Road. He reported that the Virginia Department of Transportation had been receptive to the proposal for a large island or median at the intersection of Old Keene Mill Road and Backlick Road, which would provide a gateway feature with enhanced landscaping and signage for the Springfield area. He concluded that Marriott was confident that the CSPARC and the Springfield Citizens Advisory Committee would support this Plan amendment.

In response to a question from Commissioner Harsel, Ms. Mason explained that although the proposed hotel would be the same size and capacity as other Marriott hotels, staff recommended a higher floor area ratio due to the small size of the subject site.

There were no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lusk for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT, S04-IV-S1, BE DEFERRED TO A DATE CERTAIN OF MAY 18, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioner Hall absent from the meeting.

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The meeting was adjourned at 8:40 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

May 4, 2005

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: \_\_\_\_\_

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission